



ALVARADO, TX
(DFW MSA)



STRIVE

Texas Pocket Springs Technology

460 CR 318
Alvarado, TX 76059

OFFERING SUMMARY

Price	\$14,385,000
Cap Rate	5.50%
Net Operating Income	\$791,172
Year Built	2021 and 2003
Gross Leasable Area	115,000 SF
Lot Size	10 Acres

LEASE SUMMARY

Lease Term	15 Years
Lease Commencement	At Close of Escrow
Lease Expiration	15 Years of COE
Remaining Term	15 Years
Lease Type	NNN
Roof & Structure	Tenant
Increases	5%
Options	3 x 5 Years

For Financing Options, Please Contact:



Greg Holley | Managing Partner
High St Capital
(O) 469-998-7200 | (C) 714.514.2990
gholley@highstcapital.com

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	12/1/2021	\$791,172	-
6-10	12/1/2026	\$830,730	5.00%
11-15	12/1/2031	\$872,267	5.00%
Option 1: 16-20	12/1/2036	\$915,880	5.00%
Option 2: 21-25	12/1/2041	\$961,674	5.00%
Option 3: 26-30	12/1/2046	\$1,009,758	5.00%
NET OPERATING INCOME		\$791,172	





COMPANY SUMMARY

Company	Texas Pocket Spring Technology
Ownership	Private
Number of Locations	1
Years in Business	20+ Years
Headquarters	Alvarado, TX
Website	www.pocketspringstech.com

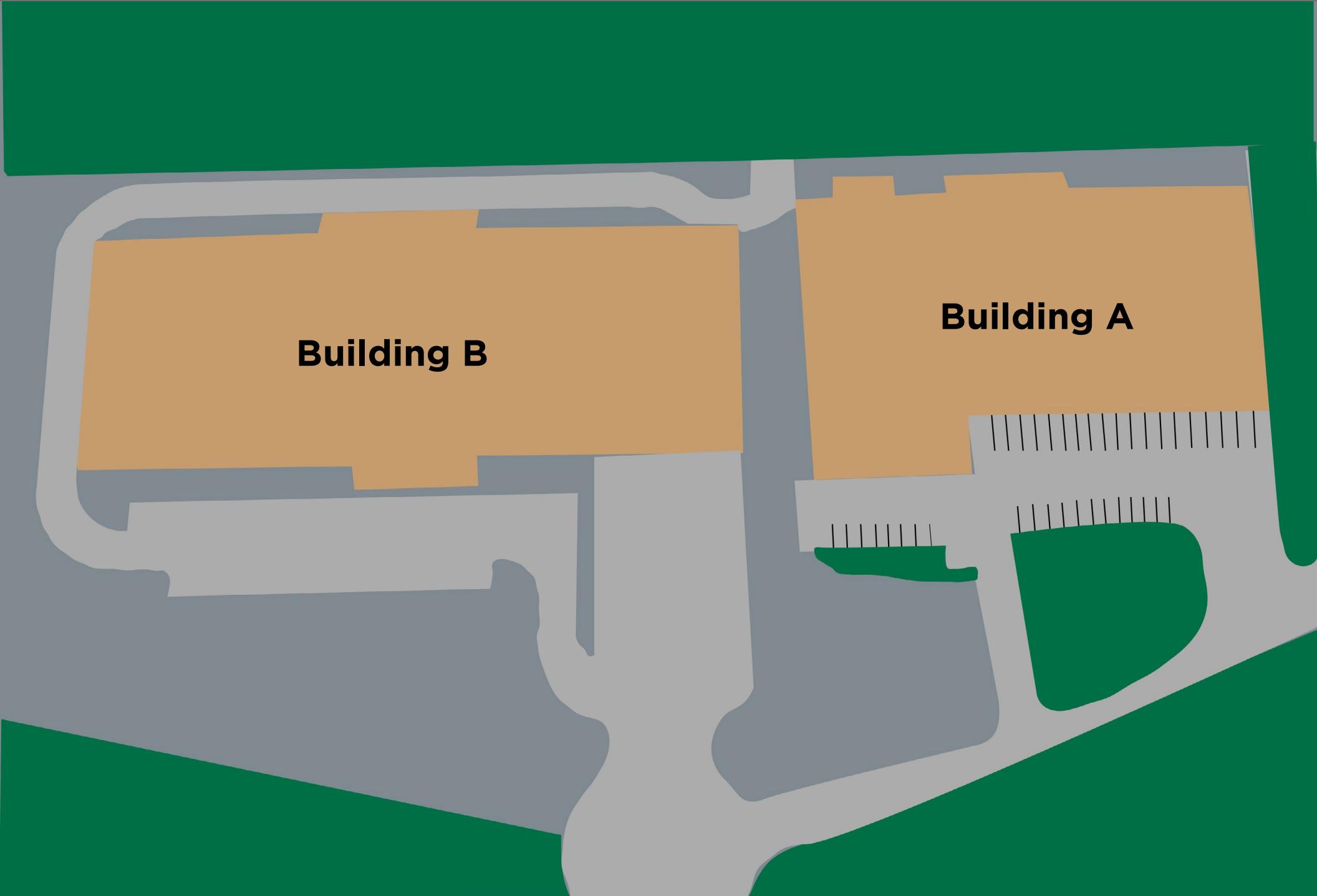
Texas Pocket Springs designs and manufactures pocketed coil innersprings and innerspring machinery for the global mattress market. TPS holds over 15 global patents for coiling technology. All of their pocketed coils are manufactured using their patented QuadCoil system. The TPS customer list consists of most of the major mattresses brands in the US. The recent expansion will allow TPS be able to increase the production capacity 5x in order fulfill multiyear supplier agreements. TPS is active in developing the latest sustainable mattress technology. They recently introduced their globally patented Glue-Less pocketed coil innerspring assembler. Every part of the innerspring unit is now able to be recycled. One of the largest mattress companies in the world has just signed a long term agreement with TPS to supply and develop several lines of sustainable innersprings.



Address	460 County Rd. 318. Alvarado, TX 76009
Total Square Feet	(+/-) 115,000
Lot Size	10 Acres
Building A	
Warehouse	150' x 300'
Total Office Space	(+/-) 3,500
Clear Height	15' - 24'
Dock Doors	4 Total - 10' x 9'
Power	2000 amps
Roll-Up Doors	4 Total
Year Built	2001
Parking Surface	Concrete
Construction	Metal
Building B	
Warehouse	150' x 425'
Total Office Space	(+/-) 2,800
Clear Height	16' - 27'
Dock Doors	8 Total - 10' x 9'
Power	4000 amps
Roll-Up Doors	4 Total
Year Built	2021
Parking Surface	Concrete
Construction	Metal

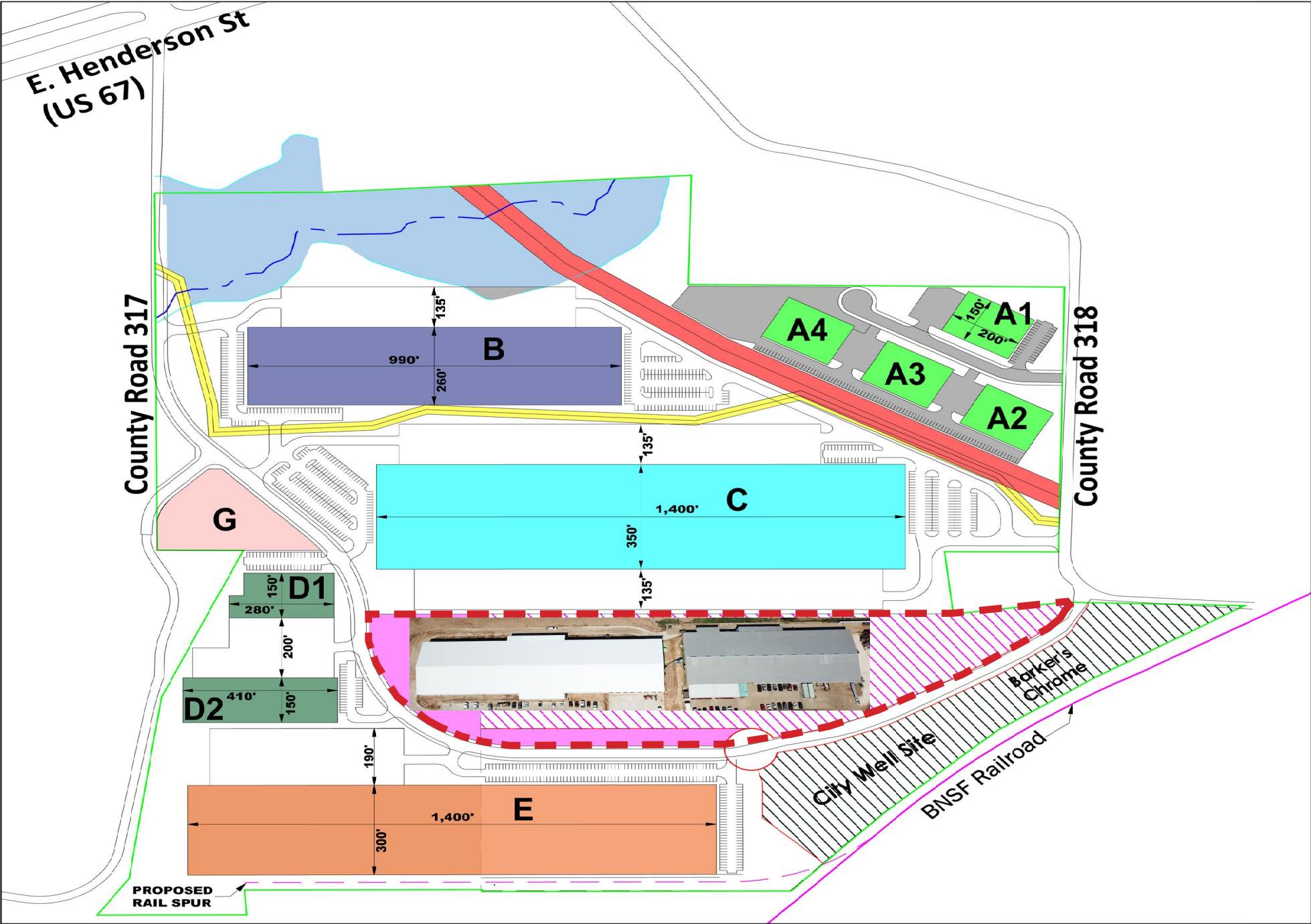
- Long-Term 15 Year Primary Term Lease at Close of Escrow
- Zero Landlord Responsibility with Absolute NNN Lease
- Brand New 70,000 SF Metal Construction Building with 8 Dock High Doors and 4000 amps of Power
- The First Two Buildings Built in the New Keene Industrial Park, A 12 Building Industrial Park
- The Property is Located by US Hwy 67, where Traffic Counts Surpass 20,000 Vehicles per Day
- Texas Pocket Springs has a Revolutionary Way to Produce a Totally-Recyclable QUADCOIL® Mattress with Glueless Technology
- Texas Pocket Springs produces Patented Innerspring Components for Mattresses using the Latest in State-of-the-Art Motion, Heat, and Safety Technology
- Vast Array of Customer Base Spanning Across North America as well as Europe



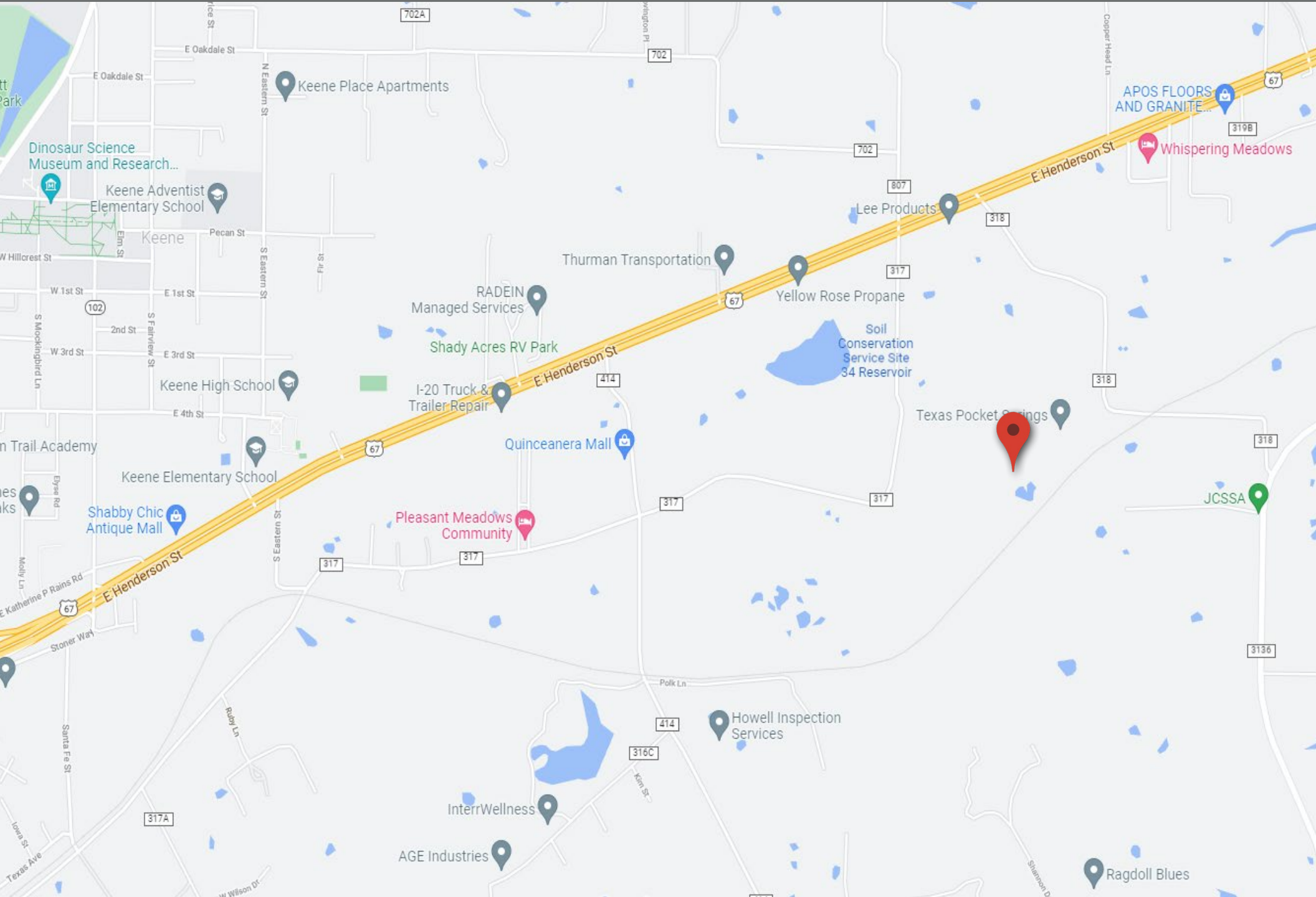


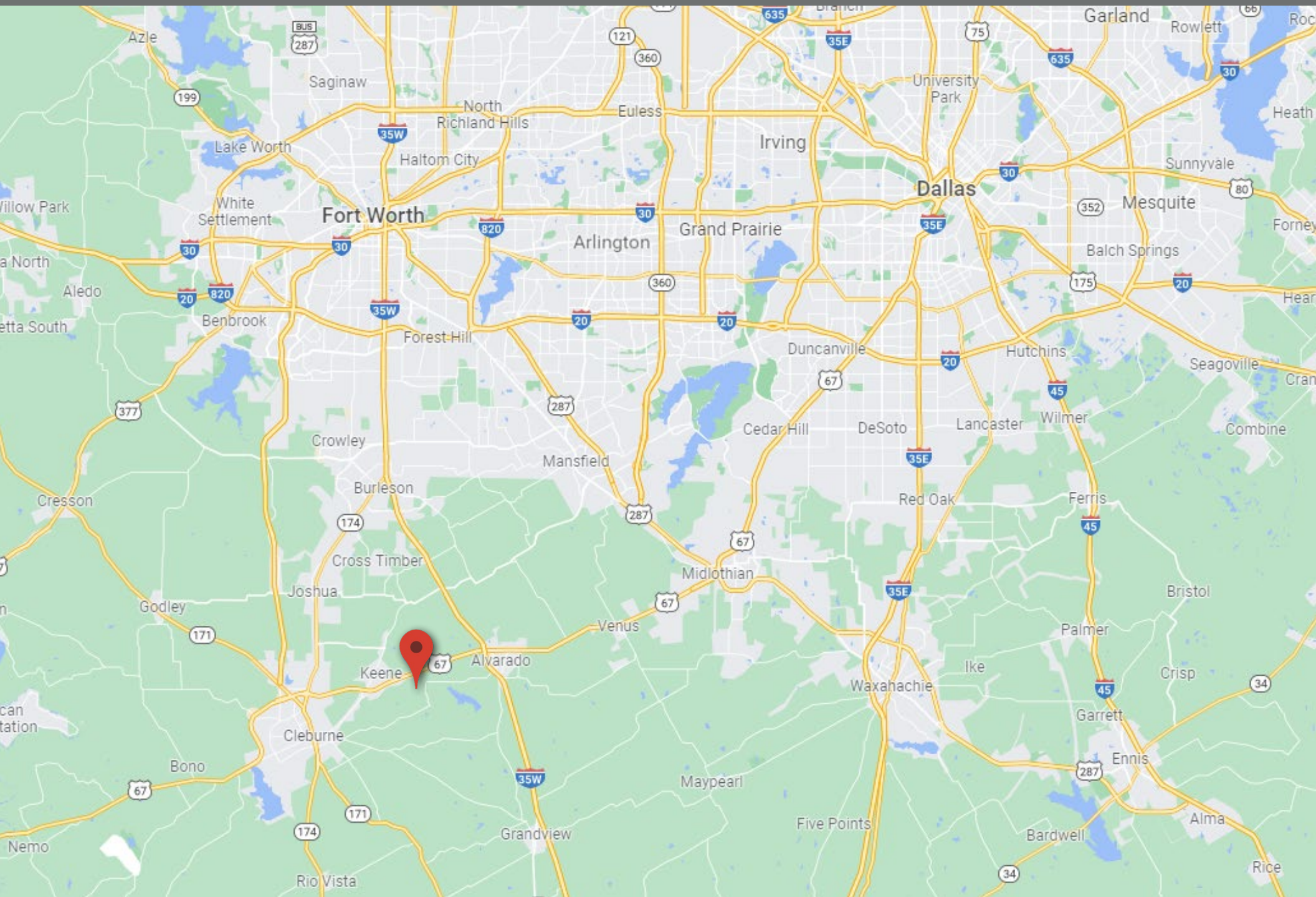
Building B

Building A











OVERVIEW

Dallas encompasses half of the Dallas-Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas-Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States.

The city is the largest economic center of the 12-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,573,136 according to the U.S. Census Bureau's 2019 population estimates. From 2010 to 2019, the DFW Metroplex had the largest numerical population growth of any MSA in the United States.

The metropolitan economy is the fourth-largest and third-fastest growing in the United States, with a 2017 real GDP of \$535.5 billion. In 2018, Dallas had both the highest job growth rate and the most jobs added in the nation, and is the fourth-largest employment center in the nation (behind New York

City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2018, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development. The DFW Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. As of 2020, the city of Dallas has 10 Fortune 500 companies, and the DFW region as a whole has 25.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city's continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

QUICK STATS

- No. 1** Fastest Growing MSA in the U.S. from 2010 to 2019 (*U.S. Census Bureau*)
- 4th** Largest Metropolitan Area in the United States
- 5th** Fastest Growing Economy in the U.S. (*Forbes*)
- 25** Fortune 500 Companies Call DFW Home (*American City Business Journals*)
- 10K** Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

	1 Mile	3 Mile	5 Mile
Population			
2010 Population	284	9,180	21,158
2020 Population	267	9,716	22,860
2025 Population Projection	286	10,596	25,001
Annual Growth 2020-2025	1.40%	1.80%	1.90%
Median Age	40.2	35.5	37.3
Bachelor's Degree or Higher	18%	21%	17%
U.S. Armed Forces	0	25	29
Population by Race			
White	245	8,090	20,028
Black	6	665	1,262
American Indian/Alaskan Native	2	87	206
Asian	1	210	330
Hawaiian & Pacific Islander	7	460	546
Two or More Races	6	204	489
Hispanic Origin	54	2,873	5,642
Housing			
Median Home Value	\$167,741	\$159,760	\$165,668
Median Year Built	1984	1983	1984

Demographic data © CoStar 2021

	1 Mile	3 Mile	5 Mile
Households:			
2010 Households	104	3,106	7,366
2020 Households	98	3,306	8,008
2025 Household Projection	105	3,611	8,774
Annual Growth 2020-2025	1.40%	1.80%	1.90%
Owner Occupied	83	2,295	6,215
Renter Occupied	23	1,316	2,559
Avg Household Size	2.8	2.8	2.8
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$2.7M	\$97.3M	\$245.9M
Income			
Avg Household Income	\$52,939	\$68,977	\$74,308
Median Household Income	\$42,000	\$56,302	\$63,726
< \$25,000	32	819	1,666
\$25,000 - 50,000	25	743	1,724
\$50,000 - 75,000	16	469	1,216
\$75,000 - 100,000	13	561	1,453
\$100,000 - 125,000	6	250	752
\$125,000 - 150,000	1	121	376
\$150,000 - 200,000	5	296	650
\$200,000+	0	44	171

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

exclusively listed

STRIVE

469.844.8880 STRIVERE.COM
